



**BRIDGESTONE DRIVE
PRICE: £280,000 FREEHOLD**

**91 BRIDGESTONE DRIVE
BOURNE END
BUCKS SL8 5XQ**

PRICE: £280,000 FREEHOLD

A one bedroom Freehold house over two floors with private south west facing garden in sought after setting close to the village centre and rail station.

**PRIVATE SOUTHWEST FACING GARDEN
DOUBLE BEDROOM WITH WARDROBES
FULLY TILED WHITE BATHROOM
LIVING ROOM/DINING ROOM
FITTED KITCHEN
DOUBLE-GLAZED WINDOWS
ELECTRIC HEATING
PARKING SPACE**

TO BE SOLD: Situated on a popular development within walking distance of Bourne End village and railway station, this attractively positioned one-bedroom home offers well proportioned accommodation on two floors and includes kitchen, living/dining room, double bedroom, bathroom, private rear garden and one parking space. Bourne End village provides a wide range of amenities for day-to-day needs and enjoys a picturesque stretch of the River Thames. For commuter access to London can be gained by the nearby M4 or M40 motorways or by rail from Bourne End railway station to London Paddington, via Maidenhead main line station.

The accommodation comprises:

Front door leading to:

ENTRANCE HALL with meter cupboard and stairs

to First Floor Landing.



FITTED KITCHEN fitted with a range of modern white base & eye level units, aspect to side, ample worktops with single drainer sink unit, space for range-style cooker with extractor hood over, space for fridge and space and plumbing for washing machine, part tiled walls.



LIVING/DINING ROOM with aspect over and door to garden.

FIRST FLOOR

LANDING fitted sliding wardrobe cupboards with access into loft space.



DOUBLE BEDROOM aspect to front, fitted wardrobe cupboards also hot water tank.

BATHROOM suite comprising panel bath with mixer taps & shower unit, pedestal basin, low level w.c, frosted window, tiled walls.



OUTSIDE



The **GARDEN** is secluded and laid to lawn enclosed by hedgerow, fencing and walling, there being gated access from the front.

RESIDENTS PARKING BAY – with one space per property.

BOU 255

EPC BAND E

COUNCIL TAX BAND C

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Bourne End office in the parade turn right and at the mini roundabout turn left into Cores End Road. Continue for approximately quarter of a mile turning right into Millboard Road and immediately left onto Bridgestone Drive following along and taking 91 will be found on the left hand side.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
Ground Floor = 22.9 sq m / 246 sq ft
First Floor = 22.7 sq m / 244 sq ft
Total = 45.6 sq m / 490 sq ft

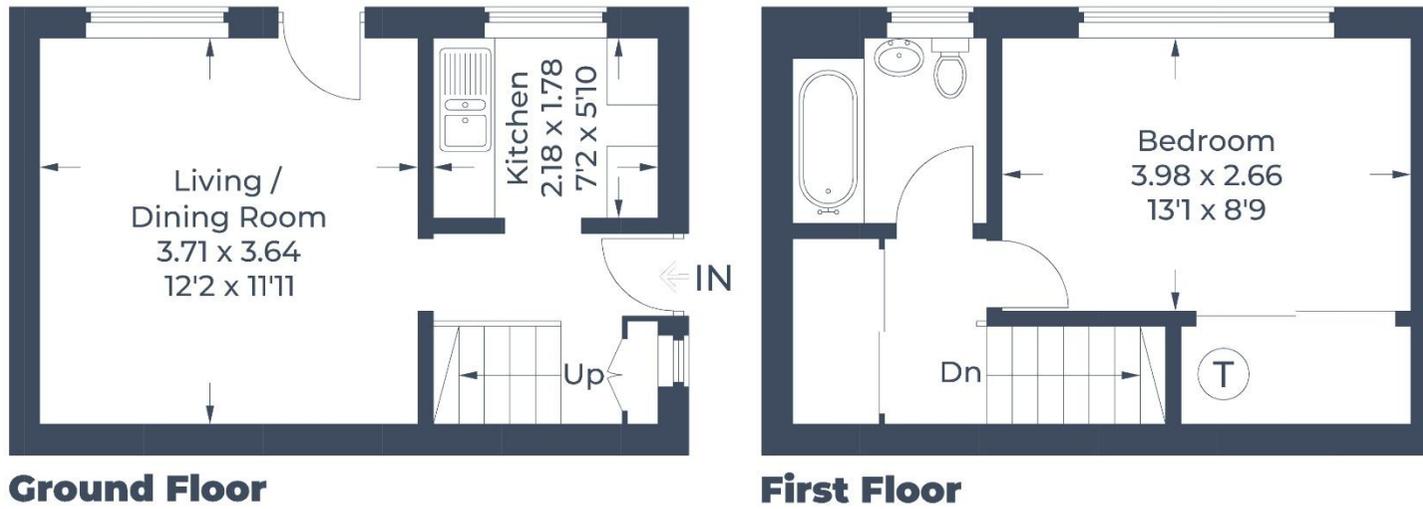


Illustration for identification purposes only,
measurements are approximate, not to scale.
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